

**68 Barker Avenue, South Plympton, SA 5038**



**Sold House**

Thursday, 29 February 2024

68 Barker Avenue, South Plympton, SA 5038

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 675 m2**

**Type: House**



Bronwyn Drabsch

**\$986,000**

Centrally located between the city and the sea, this 1949 built home offers plenty of options for the investor, developer or the extended family looking for dual-living. The home is currently let until May 2024 and offers a separate north facing lounge room with gas heating, three bedrooms, separate kitchen with gas cooking, ample cupboards and bench space plus a large family room at the rear. The family room opens out to the outdoor entertaining area and the large backyard. There is a secure garage plus off-street parking for additional vehicles. The home also features ducted evaporative cooling throughout. A second driveway leads to the self-contained unit which features a huge bedroom, spacious living area, updated kitchen and updated bathroom with washing machine provision. The unit has been recently painted throughout with new carpets in the bedroom and living area making this 'move in ready'. This also has undercover parking for one car plus off-street parking for extra vehicles. Additional features include a reverse-cycle air-conditioner, handy storage space for the barbecue, bikes etc plus the unit has separate power, phone, NBN connection and hot water service. There are plenty of options here. Ideal if you are looking to live in the house and rent out the unit (or vice versa), perhaps looking for somewhere for multiple generations to live together but still have independence. Lots of choices here, limited only by your imagination. Situated on a north-facing block of approximately 675m<sup>2</sup> with a frontage of 18.59m, zoned General Neighbourhood in the City of Marion, there is also potential here to subdivide (subject to all necessary consents). Located only a short walk to transport (both bus and tram) and close to great public and private schools (including Emmaus College which is within walking distance). You are also close to a selection of great local shopping centres and within easy access to Flinders University and Medical Centre, the airport, the city and the beach. This certainly is convenient!

**RATES AND FEES:** Council rates: \$2,475.38 per annum  
SA Water - water rates: \$74.20 per quarter  
SA Water - sewer rates: \$125.87 per quarter  
Emergency Services Levy: \$173.95 per annum

**OTHER INFORMATION:** Council: City of Marion  
Zoning: General Neighbourhood  
Year Built: House 1949 / Unit 1993  
Land size: 675.74m<sup>2</sup>

**PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. To assist you with your research on the property's market value we can provide you with the recent sales for homes in the area. Please contact the agent and we can forward these to you. The vendor's statement can be provided to you via email or can be viewed at the agent's office in the three days preceding the auction (please contact the agent to arrange a time to view the document). The vendor statement will also be available for viewing at the property on auction day for 30 minutes before the auction begins. Whilst we try our absolute best to obtain the correct information for this advertisement, the accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek their own independent advice. RLA309601